



February 10, 2014

Ms. Christine Long, Chair
Planning Board
Town Hall
150 Concord Street
Framingham, MA 01702

Via: Hand Delivery

Reference: Special Permit and Site Plan Review Applications
Mt. Wayte Plaza Redevelopment (UPTOWN)
444-480 Franklin Street
Framingham, Massachusetts
WDA JN 849.01

Dear Chairwomen Long and Members of the Board:

On behalf of the applicant, Framingham Franklin LLC, we are submitting simultaneously a Special Permit Application and Site Plan Review Application for the above referenced project (the Applications). The Applications have been prepared in accordance with applicable sections of the Framingham Zoning By-law. The Special Permits sought include:

- Section III.F - Fast food use in Light Manufacturing District
- Section IV.B.1.c - Reduction in the number of required parking spaces
- Section IV.B.3.g. - Dimensional relief for parking design standards (for compact spaces)

The property contains approximately 6.7± acres located on the southwest quadrant of Mt. Wayte Avenue and Franklin Street. The property is located in the Light Manufacturing (M-I) Zoning District and is identified by the Framingham Assessor's Database as Map 27, Block 51, Lot 1.A.

We have enclosed the following materials in support of the Applications:

1. One original signed Site Plan Review Application packet;
2. One original signed Special Permit Application packet;
3. 18 copies of Site Plan Review and Special Permit Application packets and supporting documentation including:
 - Project Narrative and Impact Assessment
 - Traffic Impact and Access Study
 - Stormwater Management Report
 - Certified Abutters List (300 feet)
4. Two (2) copies of the Traffic Impact and Access Study Appendix (236 pages)
5. Ten (10) full size copies of the plan set (24"x36");
6. Eight (8) reduced size copies of the plan set (11"x17");

7. One CD containing .PDF files of the submittal materials;
8. Check in the amount of \$5,640.80 to cover the Site Plan Review cost calculated as follows:
\$2,000 base fee plus \$.06 x 60,680 new square feet;
9. Check in the amount of \$900 to cover the fee for three (3) Special Permits calculated as follows:
\$500 for the first and \$200 for each thereafter;

Thank you for your attention to these Applications. We look forward to presenting the project to the Board at their next available meeting. Should you have any questions or require additional information, please contact our office.

Very truly yours,

WATERMAN DESIGN ASSOCIATES, INC.



Michael J. Dryden, RLA
Senior Project Manager

Cc: Sam Adams, Framingham Franklin LLC
Susan Nichols, Framingham Franklin LLC

WATERMAN DESIGN ASSOCIATES, INC.

civil engineers • surveyors • landscape architects • planners



Framingham Planning Board Uniform Site Plan Review Application Package

INSTRUCTIONS

Please submit **entire** application form and return to the Planning Board including the following:

- Application Checklist
- One (1) original signed application packet
- Eighteen (18) copies of the application
- Ten (10) full size copies of the site plan
- Eight (8) half sized copies of the site plan
- Eighteen (18) copies of all reports/impact assessments and supporting documents
- All application material must be submitted to the Planning Board Office in PDF form on a CD or DVD
- Full payment of application fee. *See attached fee schedule*

Please note:

*Additional Consultant Review fees may be required as applicable and determined by the Planning Board.
Applicants will be billed separately by the newspaper for the required public hearing legal notices.*

Please note:

per the Planning Board Rules and Regulations

Article 10.3 Applicants must submit new or revised materials, documents or plans no later than 5:00 pm on the Thursday preceding the scheduled meeting in order for the materials to receive consideration at that meeting. Documents requiring staff or department review and response will need to be submitted two (2) weeks prior to the scheduled hearing's submittal deadline.

*****Supplemental/Revised submissions are required to submit Eighteen (18) copies as noted above**

Article 10.4 The Planning Board Director shall not schedule for consideration by the Board an application which is not deemed complete.

A complete version of the Planning Board Rules and Regulations can be found on our webpage

Upon receipt of an application submittal, Planning Board Staff will review and if deemed **complete**, the application will be date and time stamped by the Planning Board Office. The review procedure will be conducted pursuant to MGL 40A, Framingham Zoning By-Law and Planning Board Rules and Regulations. Planning Board Staff will process complete application submittal in the following manner

- Distribute application submittal to the Planning Board, Town Clerk and Town Departments
- Schedule a Public Hearing
- Set the dates for legal notices to be published in the newspaper
- Post the Public Hearing notice
- Distribute the Public Hearing notice to interested parties/abutters
- Schedule a departmental review meeting prior to the Public Hearing
- Set the deadline for receipt of written departmental review comments

Site Plan Review Application Checklist

Please complete and submit with application packet.

Please insure that your application and plans include all the items below. If you answered **NO** you are required to submit a waiver request or written explanation at time of filing.

*(**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application. Please call the office with questions or concerns)*

Yes No

- ☒ ☐ Original complete application form (s)
- ☒ ☐ Required application fee
- ☒ ☐ Certified list of abutters
***Please file original form with Assessors Department and allow 10 business days for processing, they will forward list directly to the Planning Board office)*
- ☒ ☐ The Treasures' Certification Request Form
- ☒ ☐ Verification of informational meeting with residents
- ☒ ☐ Verification of Community Notice sign posting five days prior to an application submittal
- ☒ ☐ Original Building Commissioner's Determination Form
- ☒ ☐ Required number of submittal copies

***Plan Content Requirements

- ☒ ☐ A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scale as may be approved by the Planning Board which should include the following plan content requirements
- ☒ ☐ Topography of the property, including contours at a 2 foot interval based on the most recent National Geodetic Vertical Datum (NGVD)
- ☒ ☐ Location of all buildings and lot lines on the lot, including ownership of lots, and street lines, including intersections within 300 ft
- ☒ ☐ Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area
- ☒ ☐ Maximum seating capacity, number of employees, or sleeping units if applicable
- ☒ ☐ Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- ☒ ☐ Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- ☒ ☐ Location, size, and type of materials for surface paving, curbing, and wheel stops
- ☒ ☐ Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- ☒ ☐ Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable

- ☒ ☐ A photometric plan showing both the intensity of illumination expressed in foot candles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting
- ☒ ☐ Identification of parcel by sheet, block, and lot number of Assessors Maps
- ☒ ☐ Planning Board Signature Block at approximately the same location on each page of the submitted plans
- ☒ ☐ Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page
- ☒ ☐ Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- ☒ ☐ An Area designated for the storage of waste and refuse
- ☒ ☐ Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign
- ☒ ☐ A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree ***See Administrative Landscape Guidelines Article 18*
- ☒ ☐ An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries
- ☒ ☐ A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board
- ☒ ☐ Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades
- ☒ ☐ A parking plan, at the same scale as the site plan
- ☒ ☐ Traffic Impact Assessment
- ☒ ☐ Environmental Impact Assessment
- ☒ ☐ Fiscal Impact Assessment
- ☒ ☐ Community Impact Assessment
- ☒ ☐ Parking Impact Assessment

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner _____

Date: 2-10-14

Signature of Applicant (Non-Owner) _____

Date: _____

SCHEDULE OF FEES

The following schedule of fees applies to the types of applications to the Planning Board set forth below.

- a. **Approval Not Required** (ANR) plans - \$200.00.
- b. **Preliminary Plans** - \$1000.00.
- c. **Definitive Plans** - \$1,500.00, plus \$300.00 for each acre; or \$750.00, plus \$300.00 for each acre, when a preliminary plan has been filed within the last seven months and the preliminary plan fee associated with such filing, as set forth above, was received by the board.
- d. **Amend or Modify an Approved Definitive Plan** (81W) or a previously submitted definitive plan - \$200.00 plus \$100.00 for each building lot affected. In addition, a fee of \$50.00 shall be required for the consideration of a modification of a road and a fee of \$50.00 shall be required for the modification of a drainage structure. The total fee required shall be the addition of all fees outlined above.
- e. **Modify a Scenic Way** - \$250.00.
- f. **Site Plan Review** - review of site plans shall require the following application fees:
 - 1. Major site plan - \$2,000.00 plus \$0.06 per square foot of gross floor area.
 - 2. Minor site plan (iv.i.2.a)- \$1,000.00 plus \$0.03 per square foot of gross floor area
 - 3. Site plan modification - \$1,000.00 plus \$0.03 per square foot of **new** gross floor area.
- g. **Special Permits** shall require the following application fees, which are in addition to any applicable fees set forth above:
 - 1. Except for a Special Permit for Planned Unit Development, the Special Permit fee is \$500.00 for a single Special Permit Application or for a first Special Permit Application and \$200.00 for each concurrent Special Permit Application, whether concurrent with a first Special Permit or concurrent with a Site Plan Review application.
 - 2. Modification or Extension of Special Permit - \$200.00
 - 3. Special Permit for Planned Unit Development - \$5,000.00 + \$15.00/unit at preliminary plan submittal plus \$35.00/unit at definitive plan submittal.
- h. **Repetitive Petition** - \$200.00.
- i. **Public Way Access Permit** - \$200.00
- j. **Modify Zoning District** - \$500.00
- k. **Sign Waiver** - \$250.00

FRAMINGHAM FRANKLIN LLC

P. O. BOX 166
SHREWSBURY, MA 01545

COMMERCE BANK
WORCESTER, MA 01608

1586

53-14/113

TO THE
ORDER OF

**** FIVE THOUSAND SIX HUNDRED FORTY AND 80/100 DOLLARS

DATE

02/07/14

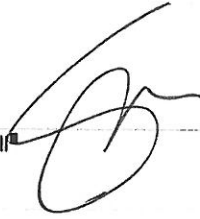
AMOUNT

\$5,640.80***

Town of Framingham
Inspectional Services Division
Department of Bldg. Inspection

⑈001586⑈ ⑆011300142⑆

? 140 678⑈





Framingham Planning Board

Uniform Site Plan Review Application Package

Date of Application: February 10, 2014

Site Plan Review Approvals Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- | | |
|--|--|
| <input type="checkbox"/> Minor Site Plan Review Section IV.I.2.a. | <input checked="" type="checkbox"/> Major Site Plan Review Section IV.I.2.b. |
| <input type="checkbox"/> Major Site Plan Review Section IV.I.2.c. | <input type="checkbox"/> Major Site Plan Review Section IV.I.2.d. |
| <input type="checkbox"/> Modification/Extension Request Section IV.I.7.d | |

General Contact Information:

Note: all correspondence will be forwarded to the project contact only

Owner's name: Framingham Franklin LLC phone: 508 479-8828

Owner's address: P.O. Box 166, Shrewsbury, MA fax: _____
(number and street, town or city, state, zip code)

Applicant's name: Same phone: _____
(if other than owner)

Applicant's address: Same fax: _____
(number and street, town or city, state, zip code)

Project contact's name: Susan Nichols (owner's rep) phone: same
(if other than owner or applicant)

Project contact's address: Same fax: _____
(number and street, town or city, state, zip code)

Project contact's e-mail: Nichols@plazaproperties.net

General Property Information:

Address of lot or parcel: 444-448 Franklin Street precinct#: 13

Framingham assessor's plan: sheet# 27, block# 51, lot(s)# 1.A
sheet# _____, block# _____, lot(s)# _____

The record title stands in the name of: Framingham Franklin LLC

Parcel size (square feet/acres): 291,689sf / 6.7ac

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 99,680sf

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.34

Current zoning of property: Light Manufacturing (M1)

Current use of property: Retail Center

Proposed use of property (if different): Retail / Restaurant

Project Description:

Brief description of project (attach additional pages as necessary): Please refer to project narrative for a detailed project description.

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 525

Number of existing parking spaces: 270+/-

Number of additional parking spaces proposed: 73+/-

Method of calculating required number of off-street parking spaces to be provided: Gross floor area; seating; employees
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)

Fiscal Information:

Current assessed value of site: \$2,964,900

Estimated value of project-related improvements: \$6,015,000

Current total local tax revenue from site: \$120,000

Estimated post-development local tax revenue: \$368,000

Estimated number of project related jobs created: construction 200+/-
 permanent/part time 40+/- / 20+/-

Requested Waivers from Submission Requirements:


Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

Other Applicable Local, State and Federal Permits and Approvals:

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? (Original written determination <u>must</u> be provided, form attached)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? (see Article VI, Section 10 of the Town of Framingham's General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? (If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham's General By-Laws.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? (see Article V. Section 5. of the Town of Framingham's General By-Laws)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (see Article V. Section 18. of the Town of Framingham's General By-Laws.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? (Please attach a copy)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? (Please attach a copy)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Public Way Access Permit? (see Article VI., Section 8. of the Town of Framingham's General By-Laws.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (Please indicate permits and approvals) _____.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? (Article 17 of the Planning Board Administrative Rules and Regulations)

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner  Date: 2-10-14

Signature of Applicant (Non-Owner) _____ Date: _____

To be completed by Town Treasurer:

♦**Note:** In accordance with Article IX of the By-Laws of the Town of Framingham, the Planning Board may withhold permits and approvals in the event that an applicant has neglected to pay local taxes, fees, assessments or other municipal charges. In order to satisfy the objective of this By-Law, Town Treasurer's Signature must be obtained below to verify that no such outstanding charges have accrued relative to this application. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has paid all local taxes, fees, assessments or other municipal charges and has no outstanding obligations due the Town Of Framingham.

Town Treasurer

Date of Signature

To be completed by the Framingham Planning Board:

Date completed application received: _____

Date application distributed to other boards/departments: _____

Filing fee of: _____

Paid: _____

Scheduled hearing date: _____

Advertisement date(s): _____

publication _____

Affidavit of notice submitted on: _____

date abutter's notice mailed _____

Decision: _____

Date of decision: _____



TOWN OF FRAMINGHAM
Inspectional Services Division

Department of Building Inspection

Memorial Building, Room 203
150 Concord Street
Framingham, Massachusetts 01702-8368

Michael F. Foley, C.B.O.
Building Commissioner

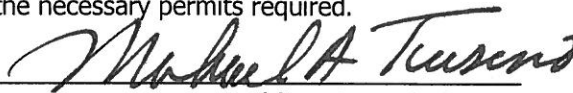
Telephone: 508-532-5500
Fax: 508-532-5501
Email: Building.Dept@FraminghamMa.gov

Building Department
Section IV.I.4.a Recognition Form

To: John Grande
From: Mike Foley
Re: 444-480
Date: 1/7/14

In accordance with Section IV.I.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.



Building Commissioner

1/7/14

Date of Signature

① Site Plan Review

② S.P. Reduce Parking

③ Landscape Wall

TREASURER'S CERTIFICATION REQUEST INFORMATION FORM

Town of Framingham

Treasurer/Collector

Please Provide Our Office With The Following Information:

Date: February 10, 2014

Address Of Property Which Is The Subject Of This Application:

444-448 Franklin Street

Property Owner's Name: (As Appears On Assessor's Records)

Framingham Franklin LLC

Property Owner's Address: (As Appears On Assessor's Records)

P.O. Box 166, Shrewsbury, MA

Applicant's Name: (If Same As Owner Write: Same)

Same

Applicant's Address: (If Same As Owner Write: Same)

Same

Business(S) In Framingham Owned By Property Owner and/or Applicant:

Property Owner Or Applicant Name and Telephone:

Name: Susan Nichols, Owner's Rep.

Phone Number: 508 479-8828

#	STREET	OWNER	ADDRESS	CITY, STATE	ZIP
40	DAY HILL RD	ANDERSON, ERIC F & KATHLEEN M	40 DAY HILL RD	FRAMINGHAM, MA	01702
42	DAY HILL RD	ERIC & KATHLEEN ANDERSON	40 DAY HILL ROAD	FRAMINGHAM, MA	01702
46	DAY HILL RD	SINCLAIR, VIRGINIA S TR	48 DAY HILL ROAD	FRAMINGHAM, MA	01702
48	DAY HILL RD	SINCLAIR TRS, VIRGINIA S & LAIRD, CYNTHIA A	48 DAY HILL RD	FRAMINGHAM, MA	01702
390	FRANKLIN ST	BARJAN REALTY CO	82 GERARD ST	ROXBURY, MA	02119
411	FRANKLIN ST	TERSONI, LOUIS J & DOROTHY M TR	411 FRANKLIN ST	FRAMINGHAM, MA	01702
415	FRANKLIN ST	FERRAZ, ROGERIO L & ALDA M	415 FRANKLIN ST	FRAMINGHAM, MA	01702
420	FRANKLIN ST	PATEL RAMANBHATI K TR, J&N REALTY TRUST	420 FRANKLIN ST	FRAMINGHAM, MA	01702
428	FRANKLIN ST	SILVERMAN, STEVEN J & ELISA G	393 FULLER ST	WEST NEWTON, MA	02465
430	FRANKLIN ST	SEDE REALTY, LLC	21 SOCRATES WAY	WINCHESTER, MA	01890
475	FRANKLIN ST	475 FRANKLIN ST MED OFF CONDO	475 FRANKLIN ST	FRAMINGHAM, MA	01702
480	FRANKLIN ST	FRAMINGHAM FRANKLIN LLC	29 SUNDERLAND RD STE 200	WORCESTER, MA	01604
485	FRANKLIN ST	FCSCD PROPERTIES I, LLC	PO BOX 160488	ALTAMONTE SPRINGS, FL	32716
73	MT WAYTE AVE	MT WAYTE REALTY LLC	73 MT WAYTE AVE	FRAMINGHAM, MA	01702
89	MT WAYTE AVE	PERINI CORP	73 MT WAYTE AV	FRAMINGHAM, MA	01702
100	MT WAYTE AVE	100 MT WAYTE AVENUE, LLC	PO BOX 380699	MURDOCK, FL	33938-0699
255	MT WAYTE AVE	TOWN OF FRAMINGHAM, SANITATION DEPT	255 MT WAYTE AVE	FRAMINGHAM, MA	01702
	MT WAYTE AVE	TOWN OF FRAMINGHAM, HIGHWAY DEPT, DPW	150 CONCORD ST	FRAMINGHAM, MA	01702
6	NEWTON PL	PARMENSI, STEVEN J	6 NEWTON PLACE	FRAMINGHAM, MA	01702
0	PEARL ST, RR	CONSOLIDATED RAIL CORP	PROP TAX DEPT BOX 8499	PHILADELPHIA, PA	19101



Framingham Planning Board Uniform Special Permit Application Package

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- All application material must be submitted to the Planning Board Office in PDF form on a CD or DVD
- Full payment of application fee. *See attached fee schedule*

PLEASE NOTE:

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per the Planning Board Rules and Regulations

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A complete version of the Planning Board Rules and Regulations can be found on our webpage

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Special Permit Review Application Checklist

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Yes No

- ☒ ☐ Original complete application form (s)
- ☒ ☐ Required application fee
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- ☒ ☐ Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area
- ☒ ☐ Maximum seating capacity, number of employees, or sleeping units if applicable
- ☒ ☐ Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic
- ☒ ☐ Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations
- ☒ ☐ Location, size, and type of materials for surface paving, curbing, and wheel stops
- ☒ ☐ Location, dimension, type and quantity of materials for open space, planting, and buffers where applicable
- ☒ ☐ Provisions for storm water drainage affecting the site and adjacent parcels, and snow storage areas. Drainage computations and limits of floodways shall be shown where applicable

- ☒ ☐ A photometric plan showing both the intensity of illumination expressed in foot candles at ground level within to the property boundaries and the location, orientation, height, wattage, type, style and color of outdoor luminaire(s) for all existing and proposed lighting
- ☒ ☐ Identification of parcel by sheet, block, and lot number of Assessors Maps
- ☒ ☐ Planning Board Signature Block at approximately the same location on each page of the submitted plans
- ☒ ☐ Zoning Table to be located on both the front page of the submitted plans and on the Parking Plan/Site Plan page
- ☒ ☐ Water service, sewer, waste disposal, and other public utilities on and adjacent to the site
- ☒ ☐ An Area designated for the storage of waste and refuse
- ☒ ☐ Sign submittal showing sign locations and construction details which shall include the following information as may be applicable: a scaled drawing of each proposed sign showing all dimensions, colors, lettering, graphics, materials and type of illumination; scaled drawing showing all dimensions of facades proposed to contain signage and indicating the location and dimensions of the proposed sign and any existing signs; photographs of existing buildings and signs; and sidewalks, curb cuts and any landscaped or other areas in which a freestanding sign is to be placed clearly showing the location of the sign
- ☒ ☐ A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree ***See Administrative Landscape Guidelines Article 18*
- ☒ ☐ An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings and roads for a distance of 100 feet from the project boundaries
- ☒ ☐ A locus plan at a scale of one inch equals 100 feet (1"=100'), or such other distance as may be approved by the Planning Board, showing the entire project and its relation to existing areas, buildings and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board
- ☒ ☐ Building elevation plans at a scale of one-quarter inch equals one foot (1/4"=1'-0") or one-half inch equals one foot (1/2"=1'-0") or such other scale as may be approved by the Planning Board, showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades
- ☒ ☐ A parking plan, at the same scale as the site plan
- ☒ ☐ Traffic Impact Assessment
- ☒ ☐ Environmental Impact Assessment
- ☒ ☐ Fiscal Impact Assessment
- ☒ ☐ Community Impact Assessment
- ☒ ☐ Parking Impact Assessment

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner		Date: _____
Signature of Applicant (Non-Owner)	_____	Date: _____

SCHEDULE OF FEES

The following schedule of fees applies to the types of applications to the Planning Board set forth below.

- a. **Approval Not Required** (ANR) plans - \$200.00.
- b. **Preliminary Plans** - \$1000.00.
- c. **Definitive Plans** - \$1,500.00, plus \$300.00 for each acre; or \$750.00, plus \$300.00 for each acre, when a preliminary plan has been filed within the last seven months and the preliminary plan fee associated with such filing, as set forth above, was received by the board.
- d. **Amend or Modify an Approved Definitive Plan** (81W) or a previously submitted definitive plan - \$200.00 plus \$100.00 for each building lot affected. In addition, a fee of \$50.00 shall be required for the consideration of a modification of a road and a fee of \$50.00 shall be required for the modification of a drainage structure. The total fee required shall be the addition of all fees outlined above.
- e. **Modify a Scenic Way** - \$250.00.
- f. **Site Plan Review** - review of site plans shall require the following application fees:
 - 1. Major site plan - \$2,000.00 plus \$0.06 per square foot of gross floor area.
 - 2. Minor site plan (iv.i.2.a)- \$1,000.00 plus \$0.03 per square foot of gross floor area
 - 3. Site plan modification - \$1,000.00 plus \$0.03 per square foot of **new** gross floor area.
- g. **Special Permits** shall require the following application fees, which are in addition to any applicable fees set forth above:
 - 1. Except for a Special Permit for Planned Unit Development, the Special Permit fee is \$500.00 for a single Special Permit Application or for a first Special Permit Application and \$200.00 for each concurrent Special Permit Application, whether concurrent with a first Special Permit or concurrent with a Site Plan Review application.
 - 2. Modification or Extension of Special Permit - \$200.00
 - 3. Special Permit for Planned Unit Development - \$5,000.00 + \$15.00/unit at preliminary plan submittal plus \$35.00/unit at definitive plan submittal.
- h. **Repetitive Petition** - \$200.00.
- i. **Public Way Access Permit** - \$200.00
- j. **Modify Zoning District** - \$500.00
- k. **Sign Waiver** - \$250.00

FRAMINGHAM FRANKLIN LLC

P. O. BOX 166
SHREWSBURY, MA 01545

COMMERCE BANK
WORCESTER, MA 01608

1587

53-14/113

PAY
TO THE
ORDER OF

***** NINE HUNDRED AND 00/100 DOLLARS

DATE
02/06/14

AMOUNT
\$900.00*****

Town of Framingham
Inspectional Services Division
Department of Bldg. Inspection

⑈001587⑈ ⑆011300142⑆ 7 140 678⑈





Framingham Planning Board Uniform Special Permit Application

Date of Application: February 10, 2014

Special Permits Requested:

Identify Applicable Site Plan Review pursuant to the Framingham Zoning By-Law:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Use Section III.F | <input type="checkbox"/> Open Space Residential Dev. Section IV.M. |
| <input type="checkbox"/> Active Adult Housing Section IV.P. | <input type="checkbox"/> Bonus Density Provisions Section IV.K.9. |
| <input type="checkbox"/> Planned Unit Development Section IV.J. | <input type="checkbox"/> Modification/Extension Request |
| <input type="checkbox"/> Proximity To Principal Use Section IV.B.2.a. | <input type="checkbox"/> Other (please indicate) _____. |
| <input checked="" type="checkbox"/> Reduction In The Required Number Of Parking Spaces Section IV.B.1.c. | |
| <input checked="" type="checkbox"/> Dimensional Relief To Off-Street Parking Design Standards Section IV.B.3.g. | |
| <input type="checkbox"/> Increase Floor Area Ratio (FAR) Sections III.C.1.f, III.C.2.f, IV.K.5.b. | |
| <input type="checkbox"/> Land Disturbance Section IV.H.2. | |

General Contact Information:

Note: all correspondence will be forwarded to the project contact only

Owner's name: Framingham Franklin LLC phone: 508 479-8828

Owner's address: P.O. Box 166, Shrewsbury, MA fax: _____
(number and street, town or city, state, zip code)

Applicant's name: Same phone: Same
(if other than owner)

Applicant's address: Same fax: _____
(number and street, town or city, state, zip code)

Project contact's name: Susan Nichols (Owner's Rep) phone: Same
(if other than owner or applicant)

Project contact's address: Same fax: _____
(number and street, town or city, state, zip code)

Project contact's e-mail: Nichols@plazaproperties.net

General Property Information:

Address of lot or parcel: 444-448 Franklin Street precinct#: 13

Framingham assessor's plan: sheet# 27, block# 51, lot(s)# 1.A
sheet# _____, block# _____, lot(s)# _____

The record title stands in the name of: Framingham Franklin LLC

Parcel size (square feet/acres): 291,689sf / 6.7ac

Gross floor area of building(s) on the site (see Section I.E.1. Of the Zoning By-Laws): 99,680sf

Floor area ratio (gross floor area of building(s) ÷ size of parcel): 0.34

Current zoning of property: Light Manufacturing (M1)

Current use of property: Retail Center

Proposed use of property (if different): Retail / Restaurant

Project Description:

Brief description of project (attach additional pages as necessary): Please refer to the project narrative for a detailed project Description.

Parking Information:

Minimum number of parking spaces required (see Section IV.B.1.a. of the Zoning By-law): 525

Number of existing parking spaces: 270+/-

Number of additional parking spaces proposed: 73+/-

Method of calculating required number of off-street parking spaces to be provided: Gross floor area; seating; employees
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., as applicable)

See Narrative for additional details

Fiscal Information:

Current assessed value of site: \$2,964,900

Estimated value of project-related improvements: \$6,015,000

Current total local tax revenue from site: \$120,000

Estimated post-development local tax revenue: \$368,000

Estimated number of project related jobs created: construction 200 +/
 permanent/part time 40+/- / 20+/-

Submission Requirements:

1. The contents and scope for **Minor Site Plan Review for Off-street Parking Plan** shall include the information listed in Section IV.I.5.a.1. through 16., Section IV.I.5.g.(2) and Section IV.I.5.g.(5) of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.
2. The content and scope of an application for **Major Site Plan** Review shall include the information listed in Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) Of the Framingham Zoning By-Law. All plans shall be prepared by a registered professional engineer, registered architect, and/or a registered landscape architect.

The above plans, reports and information must be submitted with this form, in accordance with the Zoning By-Law in order for your application to be deemed complete. Please indicate below in writing if any of the submission requirements will not be provided.

Requested Waivers from Submission Requirements:

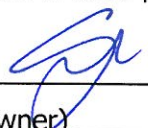
Please submit written explanation with supporting documentation (if applicable) for all Waivers requested with this application.

Other Applicable Local, State and Federal Permits and Approvals:

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Building Commissioner has reviewed this application/plans? <i>(Original written determination <u>must</u> be provided, form attached)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is on a Scenic Road? <i>(see Article VI, Section 10 of the Town of Framingham's General By-Laws)</i> <i>(If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project involves alteration or demolition of buildings which are at least 50 years old? <i>(If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The lot is situated in an historic district? <i>(see Article V. Section 5. of the Town of Framingham's General By-Laws)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? <i>(see Article V. Section 18. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is located in a designated federal Floodplain Hazard Zone?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project has received or will require a special permit(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received or will require a variance(s) from the Zoning Board of Appeals? <i>(Please attach a copy)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Street Opening Permit from the Board of Selectmen?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project will require a Massachusetts Highway Department Permit?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project will require a Public Way Access Permit? <i>(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Highway Overlay District Regulations IV.K.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Mixed Use Regulations IV.N.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Affordable Housing By-Law, IV.O.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project has received/apply for Wireless Communication Approval?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Project is a designated Brownfield Site and/or subject of a 21E Survey?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? <i>(Please indicate permits and approvals)</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	This Application is subject to the Central Business Design Standards? <i>(Article 17 of the Planning Board Administrative Rules and Regulations)</i>

Certification:

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner  Date: 2-10-14

Signature of Applicant (Non-Owner) _____ Date: _____

To be completed by Town Treasurer:

♦**Note:** In accordance with Article IX of the By-Laws of the Town of Framingham, the Planning Board may withhold permits and approvals in the event that an applicant has neglected to pay local taxes, fees, assessments or other municipal charges. In order to satisfy the objective of this By-Law, Town Treasurer's Signature must be obtained below to verify that no such outstanding charges have accrued relative to this application. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has paid all local taxes, fees, assessments or other municipal charges and has no outstanding obligations due the Town Of Framingham.

Town Treasurer

Date of Signature

To be completed by the Framingham Planning Board:

Date completed application received: _____

Date application distributed to other boards/departments: _____

Filing fee of: _____

Paid: _____

Scheduled hearing date: _____

Advertisement date(s): _____

publication _____

Affidavit of notice submitted on: _____

date abutter's notice mailed _____

Decision: _____

Date of decision: _____



TOWN OF FRAMINGHAM
Inspectional Services Division

Department of Building Inspection

Memorial Building, Room 203
150 Concord Street
Framingham, Massachusetts 01702-8368

Michael F. Foley, C.B.O.
Building Commissioner

Telephone: 508-532-5500
Fax: 508-532-5501
Email: Building.Dept@FraminghamMa.gov

Building Department
Section IV.I.4.a Recognition Form

To: John Grande
From: Mike Foley

Re: 444-480 Franklin St
Date: JAN-7, 2014

In accordance with Section IV.I.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Michael F. Foley
Building Commissioner

1/7/14

Date of Signature

① Site Plan Review

② S.P. Reduce Parking

③ Land Scaping Waiver.

TREASURER'S CERTIFICATION REQUEST INFORMATION FORM

Town of Framingham

Treasurer/Collector

Please Provide Our Office With The Following Information:

Date: February 10, 2014 _____

Address Of Property Which Is The Subject Of This Application:

444-448 Franklin Street

Property Owner's Name: (As Appears On Assessor's Records)

Framingham Franklin LLC

Property Owner's Address: (As Appears On Assessor's Records)

P.O. Box 166 Shrewsbury, MA

Applicant's Name: (If Same As Owner Write: Same)

Same

Applicant's Address: (If Same As Owner Write: Same)

Same

Business(S) In Framingham Owned By Property Owner and/or Applicant:

Property Owner Or Applicant Name and Telephone:

Name: Susan Nichols, Owner's Rep.

Phone Number: 508 479-8828

#	STREET	OWNER	ADDRESS	CITY, STATE	ZIP
40	DAY HILL RD	ANDERSON, ERIC F & KATHLEEN M	40 DAY HILL RD	FRAMINGHAM, MA	01702
42	DAY HILL RD	ERIC & KATHLEEN ANDERSON	40 DAY HILL ROAD	FRAMINGHAM, MA	01702
46	DAY HILL RD	SINCLAIR, VIRGINIA S TR	48 DAY HILL ROAD	FRAMINGHAM, MA	01702
48	DAY HILL RD	SINCLAIR TRS, VIRGINIA S & LAIRD, CYNTHIA A	48 DAY HILL RD	FRAMINGHAM, MA	01702
390	FRANKLIN ST	BARJAN REALTY CO	82 GERARD ST	ROXBURY, MA	02119
411	FRANKLIN ST	TERSONI, LOUIS J & DOROTHY M TR	411 FRANKLIN ST	FRAMINGHAM, MA	01702
415	FRANKLIN ST	FERRAZ, ROGERIO L & ALDA M	415 FRANKLIN ST	FRAMINGHAM, MA	01702
420	FRANKLIN ST	PATEL RAMANBHATI K TR, J&N REALTY TRUST	420 FRANKLIN ST	FRAMINGHAM, MA	01702
428	FRANKLIN ST	SILVERMAN, STEVEN J & ELISA G	393 FULLER ST	WEST NEWTON, MA	02465
430	FRANKLIN ST	SEDE REALTY, LLC	21 SOCRATES WAY	WINCHESTER, MA	01890
475	FRANKLIN ST	475 FRANKLIN ST MED OFF CONDO	475 FRANKLIN ST	FRAMINGHAM, MA	01702
480	FRANKLIN ST	FRAMINGHAM FRANKLIN LLC	29 SUNDERLAND RD STE 200	WORCESTER, MA	01604
485	FRANKLIN ST	FCSCD PROPERTIES I, LLC	PO BOX 160488	ALTAMONTE SPRINGS, FL	32716
73	MT WAYTE AVE	MT WAYTE REALTY LLC	73 MT WAYTE AVE	FRAMINGHAM, MA	01702
89	MT WAYTE AVE	PERINI CORP	73 MT WAYTE AV	FRAMINGHAM, MA	01702
100	MT WAYTE AVE	100 MT WAYTE AVENUE, LLC	PO BOX 380699	MURDOCK, FL	33938-0699
255	MT WAYTE AVE	TOWN OF FRAMINGHAM, SANITATION DEPT	255 MT WAYTE AVE	FRAMINGHAM, MA	01702
	MT WAYTE AVE	TOWN OF FRAMINGHAM, HIGHWAY DEPT, DPW	150 CONCORD ST	FRAMINGHAM, MA	01702
6	NEWTON PL	PARMENSI, STEVEN J	6 NEWTON PLACE	FRAMINGHAM, MA	01702
0	PEARL ST, RR	CONSOLIDATED RAIL CORP	PROP TAX DEPT BOX 8499	PHILADELPHIA, PA	19101

**Project Narrative and Impact Assessment
UPTOWN
444-480 Franklin Street, Framingham, MA
February 10, 2014**

Existing Conditions Overview

The property contains approximately 6.7± acres located on the southwest quadrant of Mt. Wayte Avenue and Franklin Street. The property includes a portion of the Mt. Wayte travel way and roadway shoulder, however the Town of Framingham is afforded an easement over this portion of the site. The easement area is approximately 26,500 square feet or nine (9) Percent of the project site. The easement is depicted on the existing conditions plan provided. The entire property is located within the Light Manufacturing (M-I) Zoning District and is identified by the Framingham Assessor's Database as Map 27, Block 51, Lot 1.A.

There are three (3) existing structures on the property. The main building contains approximately 50,000 square feet and is partially vacant. Existing tenants include St. Vincent de Paul retail store and donation center, Dunkin Donuts and Maenzo's Hair Design. The former service station building contains approximately 2,000 square feet and is vacant. The former Photomat kiosk is a small structure located within the main parking field. This structure is also vacant.

Access to the site is provided via five (5) existing curb cuts; two located off Mt. Wayte Avenue and three (3) located off Franklin Street. The site contains a total parking compliment of approximately 270 parking spaces. The vast majority of the site is impervious with no means of stormwater treatment.

Adjacent uses include International Wine Vault, TD Bank, Big Town Pantry, Subway and O'Brien's Package Store to the south; The 400 Club Restaurant, Kathleen Daniel rehab and nursing center, and Franklin Street Medical Office Building to the east; commercial buildings to the north; and The Penn Central Railroad and Farm Pond to the west.

The site is located partially within the Town of Framingham's 125-foot buffer zone to the wetland area associated with Farm Pond. No portion of the site is located within the 100-foot buffer zone to wetlands as defined under the Massachusetts Wetland Protection Act, 310 CMR 10.00. No portion of the subject site is located within an area of Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as shown on Massachusetts Natural Heritage Atlas, 13th Edition, effective October 1, 2008. No portion of the subject site is shown within a Special Flood Hazard Area (SFHA) as shown on FEMA Firm Map (Map Number 25017C0516C, Effective Date June 4, 2010).

According to the United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapping, the soils of the subject site are classified as urban land and surrounding soils as Udorthents/Sandy and Merrimac-Urban Complex (Hydrologic Soil Group A, HSG A).

Proposed Conditions Overview

The proponent proposes to redevelop the plaza by maintaining and renovating approximately 39,000 square feet of the existing 50,000 square-foot building (Building C), the remaining portion of the existing building will be razed and replaced by a new, two-story building containing a mix of restaurant and retail space (Building B). The service station and Photomat buildings will be razed and replaced by a new, two-story building also containing a mix of restaurant and retail space (Building A). The total building program will consist of 99,680 gross square feet, of which 89,317 square feet will be retail space and 10,363 square feet

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restaurant space. It is important to note that the amount of actual leasable space is significantly less than gross square-footage as defined under the Massachusetts Building Code. This is due to the unique architectural design of Buildings A and B, which include arcade space and exterior circulation and balcony areas. The total leasable area of the buildings is 80,943 square feet, of which 73,711 square feet will be retail and 7,332 square feet restaurant. We place emphasis on this as gross square-footage artificially skews the parking ratio and the floor area ratio for the project.

Access to the site will utilize three (3) of the five (5) existing curb cuts. The two existing curb cuts located closest to the intersection of Mt. Wayte Avenue and Franklin Street will be close permanently. The parking areas, vehicular circulation, pedestrian circulation, and lighting have been completely re-designed to provide an organized, pedestrian friendly environment. Landscaping islands and plantings have been incorporated to the maximum extent possible. A total parking compliment of 343 parking spaces is provided to support the proposed uses. Please refer to the Parking Assessment below for additional information pertaining to parking.

Stormwater management

The project is considered a redevelopment; as such, the proposed stormwater management system has been designed to meet the requirements of the Town of Framingham and the MA DEP Stormwater Management Standards to the maximum extent practicable. The project will limit peak rates of runoff from the site and will infiltrate runoff. The stormwater collection system has been designed so that all stormwater runoff from the parking areas are treated through a treatment train consisting of hooded catch basins and/or water quality structures.

The project will result in a net decrease in impervious surfaces, however, groundwater recharge is provided within the two subsurface infiltration systems located east of Buildings A and B. Water quality measures are designed to provide Total Suspended Solids (TSS) removal, and to treat runoff prior to discharging off site.

The proposed development is considered a Land Use with Higher Potential Pollutant Loads (LUHPPL) because there will likely be more than one-thousand (1,000) vehicle trips per day. The stormwater management system will be upgraded to improve water quality prior to discharge. Only "clean" roof top runoff will be recharged on site.

As the total project area is over one acre, the proponent must file a Notice of Intent (NOI) with the US EPA and a Stormwater Pollution Prevention Plan (SWPPP) shall be retained on-site during construction. The project SWPPP has been developed in accordance with the MA Construction General Permit (CGP).

An Operation and Maintenance Plan is included in the Stormwater Management Report, which describes the requisite long-term operation and maintenance of all on-site stormwater Best Management Practices (BMPs) and hydraulic drainage systems as well as source control for the prevention of pollution.

Please refer to the Stormwater Management Report prepared by Waterman Design Associates, Inc., dated February, 2014 for additional details and calculations.

Traffic Impact Assessment

Please refer to the Traffic Impact and Access Study prepared by Green International Affiliates, Inc. dated February 10, 2014.

Environmental Impact Assessment

The project does not require a filing under the Massachusetts Wetlands Protection Act, however, activity is proposed within the 125-foot jurisdictional wetland buffer zone as defined under Framingham's Wetlands Protection Regulation. A Notice of Intent filing will be submitted subsequent to this Site Plan Review/Special Permit filing. Through the implementation of the aforementioned stormwater management best management practices, the project represents a vast improvement to the buffer zone area and the runoff that discharges from the site.

No portion of the subject site contains an area of Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife or Certified Vernal Pools as shown on Massachusetts Natural Heritage Atlas, 13th Edition, effective October 1, 2008.

The project, as designed, meets or exceeds the minimum Standards of the Mass DEP Stormwater Management Regulations. The plan calls for significantly more pervious area and vegetation than what currently exists. Erosion control measures will be implemented throughout the duration of construction and maintained until the site is fully stabilized. Accordingly, the project is not expected to impact nearby surface waters

There are no mapped groundwater aquifers or wellhead protection areas on or adjacent to the site. On site groundwater supplies will be protected by the use of controls and treatments designed to prevent discharge of contaminants detailed in the Stormwater Pollution Prevention Plan. Treated site runoff will be infiltrated by maintaining minimum offsets to groundwater as required under Mass DEP Stormwater Management Regulations. These measures are presumed to protect groundwater supplies.

Fiscal/Community Impact Assessment

Fiscal impacts generally result from additional school-aged children, increased demand on public safety including fire and police, and additional demand on public works for maintenance of roadways and utility infrastructure. Ideally, these impacts are offset by real estate tax revenue generated by the development project, as well as temporary and permanent employment opportunities. As a commercial development, the project will have a positive impact on Framingham's education budget as a result of increased revenue and no school-aged children.

The project site is currently developed for commercial uses. Based on the FY 2014 Real Estate Tax Bill for the subject property, the current tax revenue generated is approximately \$120,000, based on a total valuation of \$2,964,900. At full build-out the project valuation is estimated to be approximately \$9,000,000. This equates to an increase in real estate tax revenue of approximately \$248,000, based on the FY 2014 tax rate of \$40.92.

As a re-development project with existing commercial uses and utility infrastructure, the project is not expected to represent a significant burden on emergency services and public works resources. In addition, the project will be subject to inflow and infiltration fees for sewer generation as well as a contribution to off-site mitigation improvements.

Community Impacts will be positive in terms of increased goods and services available to the surrounding neighborhoods in a pedestrian friendly environment. The redevelopment project will also significantly enhance the aesthetic characteristics of the neighborhood by replacing existing building facades with modern design and materials, constructing new buildings, and by incorporating landscaping and open space elements into the project site.

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The property is not located within the Town's historical district nor are there known State or National sites of historical or archeological significance located on or immediately adjacent to the subject property.

Parking Impact Assessment

The proposed project provides a total of 343 parking spaces including 8 accessible parking spaces in compliance with the Americans with Disabilities Act (ADA). The Framingham Zoning By-law requires parking to be calculated based on gross square footage, however; due to the unique features of the proposed buildings, figures in the table below are provided based on gross square footage and leasable area.

Parking Required:

Proposed Use:	Leasable area, no. of seats or employees:	Required parking based on leasable area:	Gross Square feet, no. of seats or employees:	Required parking based on gross square feet:
Retail	73,711 sq. ft.	369 spaces	89,317 sq. ft.	447 spaces
Restaurant	80 seats	40 spaces	80 seats	40 spaces
Retail Employees	30+/- employees	30 spaces	30+/- employees	30 spaces
Rest. Employees	16+/- employees	8 spaces	16+/- employees	8 spaces
		447 spaces total	525 spaces total	

- Retail use requires 1 space per 200 square feet of gross floor area; plus one space per employee
- Restaurant use requires 1 space per 2 occupants; plus one space per two employees

As demonstrated above, the required parking when calculated based on gross square feet is 78 spaces (17%) more than that based on leasable area.

The proponent is requesting a special permit to allow a reduction in the number of required parking spaces. The following table provides parking ratios based on gross square footage and leasable area, as compared to the ratios required under the by-law.

Parking Provided:

Proposed Use:	No. of Spaces provided per use:	Parking Ratio Based on Leasable area or no. of seats:	Parking Ratio Based on Gross Square feet or no. of seats:	Parking Ration required under by-law
Retail	278 spaces	1 space per 265 sq. ft. (3.77 spaces per 1,000 sq. ft.)	1 space per 321 sq. ft. (3.11 spaces per 1,000 sq. ft.)	1 space per 200 gross sq. ft. (5 spaces per 1,000 gross sq. ft.)
Restaurant	27 spaces	1 space per 2.9 occupants	1 space per 2.9 occupants	1 space per 2 occupants
Retail Employees	30 spaces	1 space per employee	1 space per employee	1 space per employee
Restaurant Employees	8 spaces	1 space per two employees	1 space per two employees	1 space per two employees
343 spaces total				

- A total of 80 restaurant seats are proposed
- A total of 30 employees are estimated for the retail use
- A total of 16 employees are estimated for the restaurant use

Waiver Requests

In addition to the relief requested by the Special Permit Applications, the following waivers are requested from the Town of Framingham Zoning By-law.

1. Section IV.B.2.b Parking in Required Setbacks. Parking area to be setback five feet from side lot lines.
Parking areas along the western site boundary are within 1.5 feet of the side lot line. This is a pre-existing condition.
2. Section IV.B.2.c Parking Setback from building. No parking shall be located within 5' of building.
Parking stalls along the east side of Building A are within 1 foot of support column; parking stalls along the west side of building B are within 2 feet of support columns.
3. Section IV.B.4.a.2.b.4 Terminal Island Tree Planting. Terminal islands shall contain at least two (2) trees when abutting a double row of parking spaces.
Terminal islands in some areas contain less than two trees where necessary to avoid conflicts with site lighting.
4. Section IV.C.2 Off-Street Loading Regulations. Loading docks required for >5,000 square feet of retail.
Although the retail component of Buildings A and B will be greater than 5,000 sf in aggregate, no single retail tenant is anticipated to be above this threshold. Accordingly, no formal loading areas are proposed for Buildings A and B. Existing loading facilities will be maintained at Building C.
5. Section IV.G.2 Table of Dimensional Regulations, Minimum Landscaped Open Space of 20%.
The project as designed provides 12.5% landscape open space.
6. Section IV.G.2 Table of Dimensional Regulations, Max. Floor Area Ratio of 0.32.
The project as designed provides a floor area ratio of 0.34. This figure is based on the gross floor area of the buildings. The ratio falls well under the maximum of 0.34 when the leasable area is used.
7. Section IV.I.5.a Site plan scale of 1"=20'.
A scale of 1"=30' is requested.
8. Section IV.I.5.a.16 Sign Submittal to include construction details for dimensions, colors, lettering, graphics, materials and type of illumination.
Details for the ground-mounted project identification sign are provided, however, only "place-holder" signage is provided on the buildings until such time that tenants are known and their specific branding signage can be determined (see architectural drawings). The Applicant respectfully requests that the Board conditions their approval accordingly.

9. Section IV.G.6.e Landscaping Requirement for Projects that are Subject to Site Plan Review. In such cases landscaping shall be provided in accordance with Section IV.K.8 as feasible. The following waivers are requested from Section IV.K.8:

- Section IV.K.8.f.2.c. 1 Landscape Buffer Strip Plant Material Arrangement. At least one tree to be provided for every 27 feet of frontage.
Plant material spacing and numbers are provided where possible and in some cases are less to avoid conflicts with site lighting.
- Section IV.K.8.i Landscaping adjacent to buildings. Landscape areas of at least 10 feet in depth shall be provided on every side of the building that has a public access point.
The project as designed does not provide such landscaping areas due the unique architectural design, which includes arcade space and balcony circulation for patrons.